



PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		DEERHAVEN RD, LINCOLN

OWNERSHIP

Unit #: _____

Owner 1: 10 DEERHAVEN ROAD LLC

Owner 2: _____

Owner 3: _____

Street 1: 626 MAIN STREET

Street 2: _____

Twn/City: ACTON

St/Prov: MA Cntry _____ Own Occ: Y

Postal: 01720 Type: _____

PREVIOUS OWNER

Owner 1: HARPELL - DIANE POULOS

Owner 2: -

Street 1: PO BOX 2963

Twn/City: ACTON

St/Prov: MA Cntry _____

Postal: 01720

NARRATIVE DESCRIPTION

This Parcel contains 1.907 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1962, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	9.5	1.000	R3									760,000						760,000	
101	ONE FAM		0.07		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									420						400	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	289,400		1.907	760,400	1,049,800
Total Card		289,400	1.907	760,400	1,049,800
Total Parcel		289,400	1.907	760,400	1,049,800
Source: Market Adj Cost		Total Value per SQ unit /Card: 500.95		/Parcel: 500.95	

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

GIS Ref

GIS Ref

Insp Date

02/27/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	264,900	0	1.907	700,400	965,300	965,300	Year end	11/3/2022
2022	101	FV	226,400	500	1.907	633,200	860,100	860,100	Year End Roll	10/19/2021
2021	101	FV	211,100	500	1.907	560,400	772,000	772,000	Year End Roll	10/15/2020
2020	101	FV	209,200	500	1.907	560,400	770,100	770,100	Year End Roll	9/26/2019
2019	101	FV	189,700	500	1.907	542,800	733,000	733,000	Create Final value 2019	6/4/2019
2018	101	FV	187,200	800	1.907	542,800	730,800	730,800	Year End Roll	9/28/2017
2017	101	FV	185,200	800	1.907	512,400	698,400	698,400	Year End Roll	9/29/2016
2016	101	FV	183,300	800	1.907	497,200	681,300	681,300	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
HARPELL ,DIANE	1594-172		10/4/2022	CONVENIENC		1	No	No
POULOS ,SOPHIE	1523-49		2/26/2018	FAMILY		1	No	No
POULOS TR,SOPHI	1523-48		2/26/2018	FAMILY		1	No	No
POULOS,CHARLES	1464-80		12/10/2014	FAMILY		1	No	No
	675-150		9/19/1962		39,000	No	No	No

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/29/2022	INSPECTED	625	J Frank
2/27/2018	MEAS/EXT INS	622	K Cuoco
8/4/2008	MEAS/EXT INS	25	D ERSKINE
8/25/2001	M&L COMPLETE	613	
3/18/1996	MEAS+INSPCTD	606	
11/1/1992	INSPECTED	601	

Sign: _____ VERIFICATION OF VISIT NOT DATA _____/_____/_____

